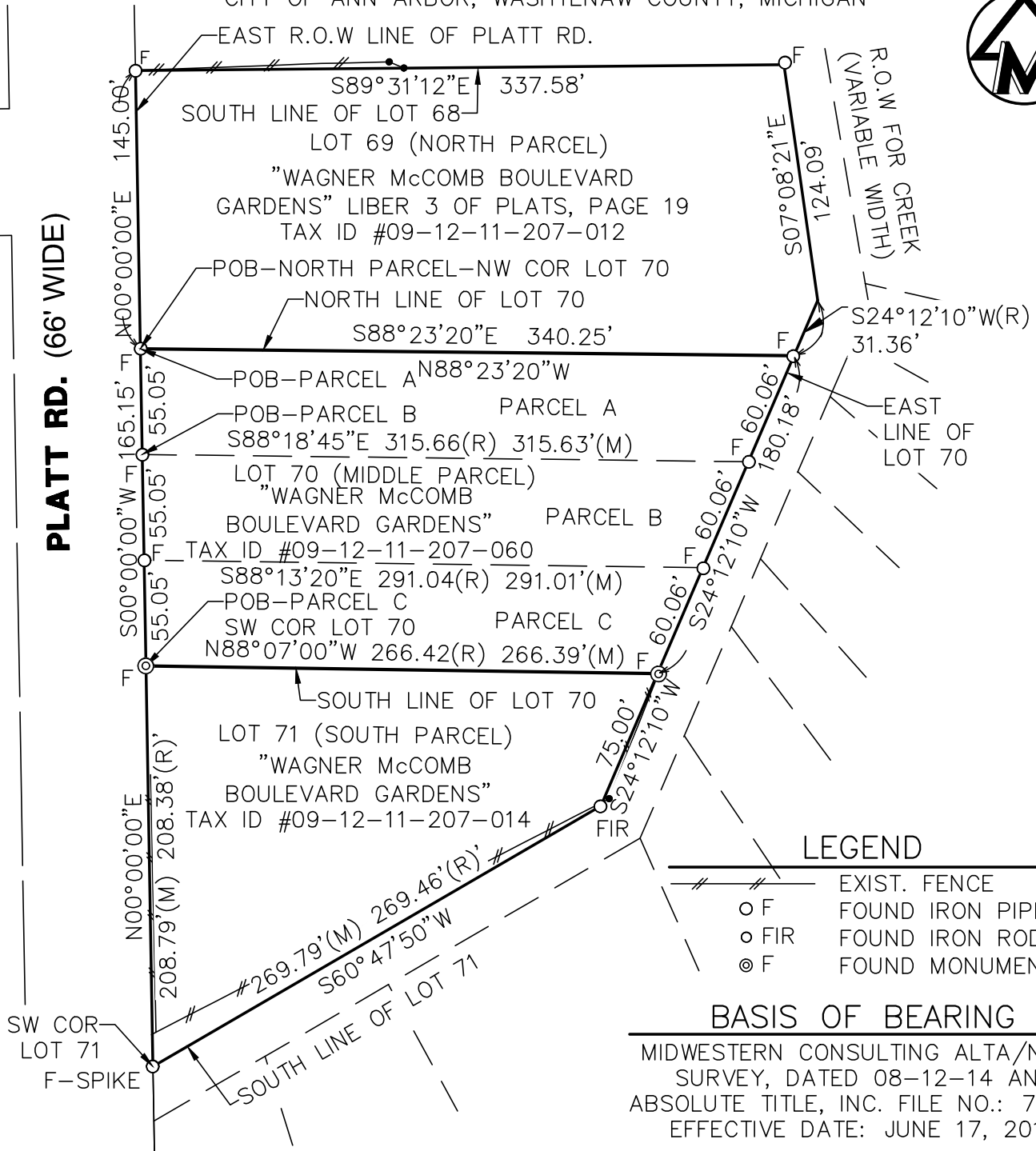


EXHIBIT A – EXISTING PARCELS

EXISTING PARCELS OF LAND LOCATED IN WAGNER-McCOMB BOULEVARD GARDENS SUBDIVISION AND THE NW 1/4 OF SECTION 11, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN



PLATT RD. (66' WIDE)



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NORSTAR DEVELOPMENT
 PROPOSED WATERMAIN EASEMENT

DATE: 12/13/18

JOB NO.: **14002**

SCALE: 1" = 80'



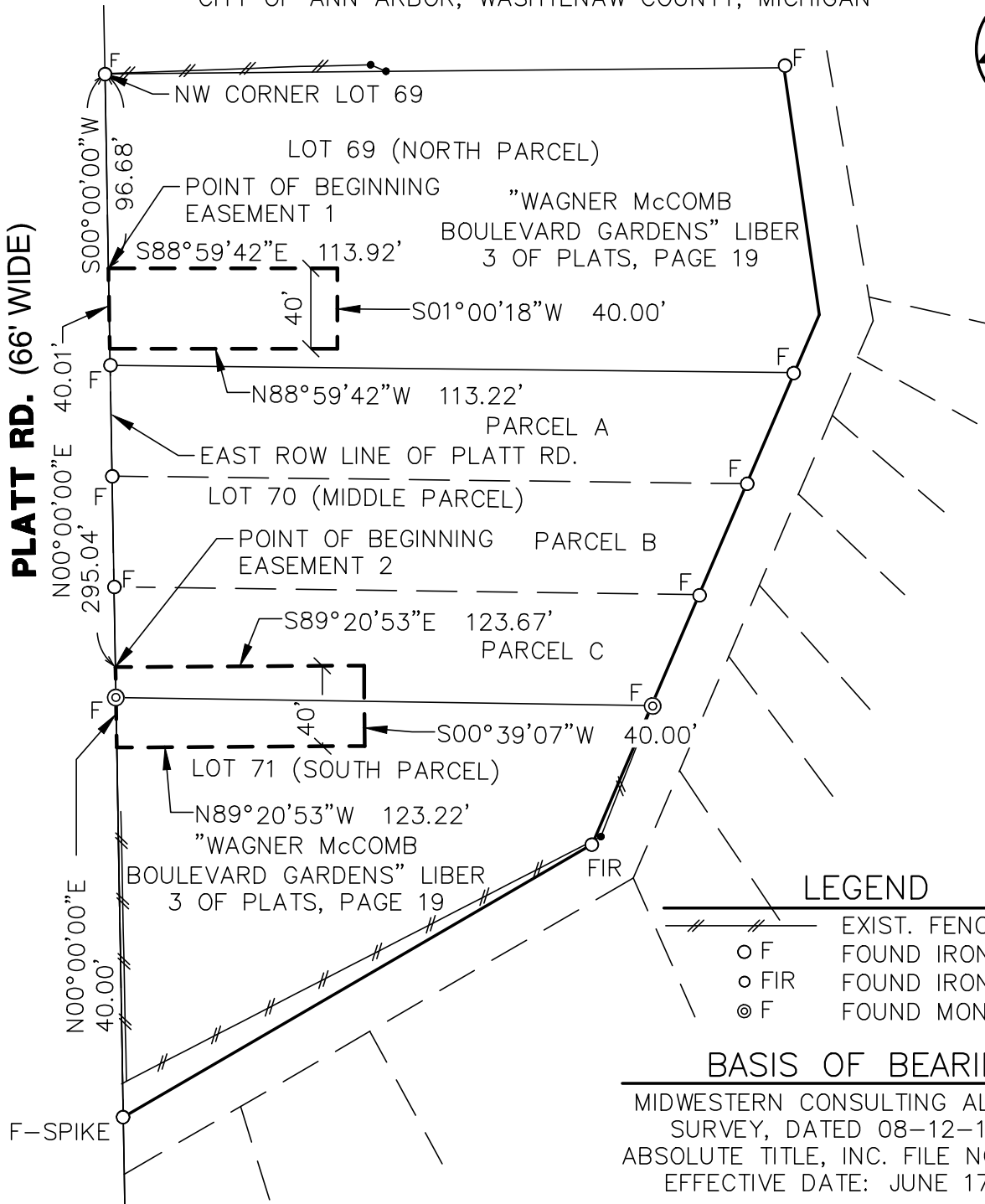
SHEET 1 OF 5

EXHIBIT A – PROPOSED WATERMAIN EASEMENT

PROPOSED WATERMAIN EASEMENT IN WAGNER-McCOMB BOULEVARD GARDENS SUBDIVISION AND THE NW 1/4 OF SECTION 11, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN



PLATT RD. (66' WIDE)



LEGEND

- EXIST. FENCE
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND MONUMENT

BASIS OF BEARING

MIDWESTERN CONSULTING ALTA/NSPS SURVEY, DATED 08-12-14 AND ABSOLUTE TITLE, INC. FILE NO.: 76448, EFFECTIVE DATE: JUNE 17, 2014



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SCALE: 1" = 80'



SHEET 2 OF 5

EXISTING LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS OF EXISTING PARCELS OF LAND LOCATED IN WAGNER-McCOMB BOULEVARD GARDENS SUBDIVISION AND THE NW 1/4 OF SECTION 11, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

(North Parcel – from MIDWESTERN CONSULTING)

(From Midwestern Consulting ALTA/NSPS survey, dated 08-12-14 and Absolute Title, Inc. File No.: 76448, Effective Date: June 17, 2014)

Lot 69, of Wagner-McComb Boulevard Gardens, as recorded in Liber 3 of Plats, Page 19, Washtenaw County Records. Being more particularly described as the following:

Beginning at the NW Corner of Lot 70 of "Wagner McComb Boulevard Gardens" Liber 3 of Plats, Page 19, Washtenaw County Records, Michigan, thence N 00°00'00" E 145.00 feet along the East right-of-way line of Platt Road (66' wide); thence S89°31'12"E 337.58 feet along the South line of Lot 68 of said "Wagner McComb Boulevard Gardens"; thence S07°08'21"E 124.09; thence S24°13'39"W 31.37; thence N88°23'20"W 340.25 feet along the North line of Lot 70 of said "Wagner McComb Boulevard Gardens" to the Point of Beginning. Being a part of W 1/2 of the NW 1/4 of Section 11, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan, and containing 1.18 acres of land. Being subject to easements and restrictions of record, if any.

AND

(Middle Parcel – from ATWELL)

(Per Absolute Title, Inc. File No.: 73083, Effective Date: December 14, 2012)

PARCEL A

Beginning at the NW corner of Lot 70 of Wagner-McComb Boulevard Gardens, as recorded in Liber 3 of Plats, Page 19, Washtenaw County Records; thence S 88° 23' 20" E 340.25 feet along the North line of Lot 70; thence S 24° 12' 10" W 60.06 feet along the East line of the lot; thence N 88° 18' 45" W 315.66 feet to a point on the East right-of-way line of Platt Road; thence North 55.05 feet along said right-of-way line to the Point of Beginning, said parcel being a part of Lot 70 of said Wagner-McComb Boulevard Gardens.

PARCEL B

Commencing at the NW corner of Lot 70 of Wagner-McComb Boulevard Gardens, as recorded in Liber 3 of Plats, Page 19, Washtenaw County Records; thence South 55.05 feet along the East right-of-way line of Platt Road to the Point of Beginning; thence S 88° 18' 45" E 315.66 feet; thence S 24° 12' 10" W 60.06 feet along the East line of the lot; thence N 88° 13' 20" W 291.04 feet to a point on the East right-of-way line of Platt Road; thence North 55.05 feet along said right-of-way line to the Point of Beginning, said parcel being a part of Lot 70 of said Wagner-McComb Boulevard Gardens.



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NORSTAR DEVELOPMENT
PROPOSED WATERMAIN EASEMENT

DATE: 12/13/18

JOB NO.: **14002**

SCALE: 1" = n/a



SHEET 3 OF 5

EXISTING LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS OF EXISTING PARCELS OF LAND LOCATED IN WAGNER-McCOMB BOULEVARD GARDENS SUBDIVISION AND THE NW 1/4 OF SECTION 11, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

PARCEL C

Beginning at the SW corner of Lot 70 of Wagner-McComb Boulevard Gardens, as recorded in Liber 3 of Plats, Page 19, Washtenaw County Records; thence North 55.05 feet along the East right-of-way line of Platt Road; thence S 88° 13' 20" E 291.04 feet; thence S 24° 12' 10" W 60.06 feet along the East line of the lot; thence N 88° 07' 00" W 266.42 feet along the South line of the lot to the Point of Beginning, said parcel being a part of Lot 70 of said Wagner-McComb Boulevard Gardens.

The combined description for parcels A, B and C is as follows:

Lot 70, Wagner-McComb Boulevard Gardens, as recorded in Liber 3 of Plats, page 19, Washtenaw County Records.

AND

(South Parcel – from ATWELL)

(Per Absolute Title, Inc. File No.: 73070, Effective Date: December 3, 2012)

Lot 71, Wagner-McComb Boulevard Gardens, as recorded in Liber 3 of Plats, Page 19, Washtenaw County Records.



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PROPOSED WATERMAIN EASEMENT

DATE: 12/13/18

JOB NO.: **14002**

SCALE: 1" = n/a



SHEET 4 OF 5

PROPOSED WATERMAIN EASEMENT

LEGAL DESCRIPTION FOR PROPOSED 40-FT WIDE WATERMAIN EASEMENTS OVER EXISTING PARCELS OF LAND LOCATED IN WAGNER-McCOMB BOULEVARD GARDENS SUBDIVISION AND THE NW 1/4 OF SECTION 11, T3S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

Easement 1

Commencing at the NW Corner of Lot 69 of "Wagner McComb Boulevard Gardens" Liber 3 of Plats, Page 19, Washtenaw County Records; thence S00°00'00"W 96.68 feet along the East right-of-way line of Platt Road to the Point of Beginning;
thence S88°59'42"E 113.92 feet;
thence S01°00'18"W 40.00 feet;
thence N88°59'42"W 113.22 feet;
thence N00°00'00"E 40.01 feet along the East right-of-way line of Platt Road to the Point of Beginning. Being a part of "Wagner McComb Boulevard Gardens" Subdivision and the NW 1/4 of Section 11, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan. Being subject to easements and restrictions of record, if any.

Easement 2

Commencing at the NW Corner of Lot 69 of "Wagner McComb Boulevard Gardens" Liber 3 of Plats, Page 19, Washtenaw County Records; thence S00°00'00"W 295.04 feet along the East right-of-way line of Platt Road to the Point of Beginning;
thence S89°20'53"E 123.67 feet;
thence S00°39'07"W 40.00 feet;
thence N89°20'53"W 123.22 feet;
thence N00°00'00"E 40.00 feet along the East right-of-way line of Platt Road to the Point of Beginning. Being a part of "Wagner McComb Boulevard Gardens" Subdivision and the NW 1/4 of Section 11, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan. Being subject to easements and restrictions of record, if any.



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JOB NO.: **14002**

SCALE: 1" = n/a



SHEET 5 OF 5